

Testimony of Cary Kadlecek

Good evening, members of the Commission. My name is Cary Kadlecek of the law firm of Goulston & Storrs. I am here on behalf of Goulston & Storrs, the Consortium of Universities, and Independent Education. I have brief testimony on one specific issue. We do not expect that our recommended change is controversial, so we want to simply state it for the record.

The proposed regulations limit the height of roof structures in residential and residential flat zones to 10 feet. In addition to sections 1002.4 and 1001.3(a) in Subtitles E & F, respectively, being discussed tonight, this limit applies in section 1502.2 in Subtitle D.

While this may be appropriate for single-family houses and row houses, this height limit will constrain roof structures that need more height for larger institutional buildings permitted by right and by special exception in these zones, such as public schools, private schools, colleges and universities, museums, and hospitals. Such buildings often include extensive roof-top mechanical equipment, HVAC equipment, and elevator overrides that require the full roof structure height of 18'6" afforded under the current regulations.

Therefore, we request that the Commission amend the proposed regulations to permit institutional structures to construct roof structures up to 18'6".

You may note that, to the extent that these institutional buildings are located in architecturally sensitive areas, HPRB and CFA reviews will help to ensure that these roof structures are compatible with their surrounding context.

We will also be submitting a letter to this effect to the record.

Thank you for your time, and this concludes my testimony.